Mission Bay Technology and Urban Development

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO

Urban Land Institute Concurrent Session
October 7, 2015

ESTHER E. MORALES
Assistant Vice Chancellor, Real Estate Assets and Development
Context:

- History of Mission Bay: from aging warehouses in 1990s to “innovation district” today
- UCSF at Mission Bay
- Life Sciences and Technology at Mission Bay
History of Mission Bay
Mission Bay (Circa 1980)
The 1998 Catellus Land Use Plan
The 1998 Catellus Plan
Today, Mission Bay is a global center for life sciences and technology innovation. Why?

Collaboration

- UCSF/Catellus Development Corporation/City of San Francisco for original 43 acre campus
- Goals for healthcare, biotechnology, life sciences development at Mission Bay
- Public private partnerships with life sciences and technology sector
- Community of City, Neighbors, University, and Private Industry
UCSF at Mission Bay
Background University of California San Francisco

- UCSF is the only campus in UC’s ten campus system which is dedicated solely to graduate level health sciences
- Nearly 3,000 students, over 1,000 postdoctoral scholars, and 1,700 clinical residents
- 28,000 faculty and staff
- UCSF Medical Center recognized as a world leader in health care
- UCSF owns 198 acres and occupies 9.2 million square feet of space in multiple sites throughout San Francisco
- Our buildings are valued at $7.3 billion
- UCSF has a $3B annual operating budget, and produces a $6 billion annual impact in the Bay Area
- UCSF maintains long-standing affiliations with the Gladstone Institutes also at Mission Bay as well as with the Veterans Affairs Medical Center, and San Francisco General Hospital
UCSF at Mission Bay

- UCSF’s **original 43 acre north campus** was donated to the University in 1998 by Catellus Development Corporation and the City of San Francisco.

- In 2008, UCSF acquired an additional **14 acres south** of sixteenth street, the south campus, for UCSF’s medical center at mission bay.

- In 2014, we purchased another **3.8 acres just east** of Third Street across the street from the hospital site. This is the east campus. This site will be developed by 2019 for consolidation of programs throughout the City from leased spaces and for programs which will benefit by being adjacent to our current activities at mission bay.

- UCSF also leases another 300,000 feet space from Alexandria and China Basin in buildings adjacent to or near Mission Bay.
Future UCSF Projects by 2020
Life Sciences and Technology at Mission Bay
3-4 MILLION SF OF STATE-OF-THE-ART
OFFICE AND RESEARCH SPACE

7,000+ RESIDENTIAL UNITS UNDER
CONSTRUCTION OR COMPLETED
SINCE 2010

SF GIANTS, WARRIORS, AND WORLD-
CLASS ENTERTAINMENT

49 ACRES OF PARKS AND OPEN
SPACES

NEW SUBWAY T-LINE UNDER
CONSTRUCTION

NEW MARIPOSA EXIT TO BE
COMPLETED IN 2016

NEW 4TH STREET RETAIL, 250K SF
UNDERWAY
SIZE
700,000 SF OFFICE
15,000 SF RETAIL

SCHEDULE
CURRENTLY UNDER CONSTRUCTION
DEC 2016  TI'S BEGIN
MID 2017  MOVE-IN

DESIGN
DESIGNED BY: RIOS CLEMENTI HALE
EXECUTED BY: FLAD ARCHITECTS
Uber Mission Bay – Third Street
Long term growth demands by 2035, UCSF will:

- increase childcare spaces from 300 to 430
- increase housing from 650 to 1650
- increase its total square footage from 9M to 11.5M
- see similar growth in overall population and clinic visits
- UCSF expects continued growth in research funding, in clinical volume, and in philanthropy; all significant drivers for capital construction
- We will see new efforts to engage in industry partnerships at unprecedented levels, including new research enterprises through the development of incubator spaces at and near Mission Bay, new research affiliations with private technology companies in areas of big data and precision medicine, and through public private project delivery models for development of new facilities
MISSION BAY: A CONTEMPORARY DISTRICT

Connected to dynamic neighborhoods rich in craft and culture (Potrero Hill & Dogpatch), Mission Bay has been revived once again as a vibrant and influential hub of industry enhanced by deep innovative spirit.